

ATTACHMENT 1

FINDINGS - EXHIBIT A
SUB2015-00028 / Nelson / COAL 15-0079

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is exempt from and not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].
- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because although one of the two existing parcel sizes is below minimum parcel size standards for the Agriculture land use category as set through the General Plan this parcel is being absorbed into the resulting parcel and the new parcel configuration will be equal to (unchanged from) the current configuration based on agricultural use. The adjustment will not result in the creation of any additional parcels and the proposed lot line adjustment does not create more development potential than what exists currently. Staff has concluded that the proposed adjustment is equal to the existing parcel configuration based on land use and a betterment of the situation based on the correction of the building encroachments and the illegal parcel. Therefore the proposed adjustment is consistent with both state and local law.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.